

**MINUTES
PLANNING COMMISSION
SEPTEMBER 5, 2019
LAKEWOOD CITY HALL
7:00 P.M.
AUDITORIUM**

The meeting was called to order at 7:00 p.m.

1. Roll Call

Members Present

Kyle Baker, Vice Chair
Nathan Kelly
Kyle Krewson
Lou McMahon, Chair
Monica Rossiter

Others Present

Katelyn Milius, Planner, P&D
Jennifer Swallow, Executive Assistant Law Director
Mark Papke, City Engineer

2. Approve the Minutes of the August 1, 2019 meeting

A motion was made by Mr. McMahon, seconded by Mr. Baker to **APPROVE** the August 1, 2019 meeting minutes. Mr. Baker, Mr. Kelly, Mr. McMahon, Ms. Rossiter voting yea, and Mr. Krewson abstaining, the motion passed.

3. Opening Remarks

Administrative staff ("staff") read the Opening Remarks into record.

OLD BUSINESS

LOT SPLIT/CONSOLIDATION

- 4. Docket No. 07-17-19
17882 Lake Road
The Clifton Club**

Kathleen M Stringer, The Clifton Club, applicant requests a lot split and consolidation (PPN 311-04-011 and PPN 311-04-012), pursuant to section 1155.07 – procedures for lot splits and section 1155.06 – procedures for lot consolidation and resubdivisions. The property is in a R1L – Single Family, Low Density district. (Page 3)

*The applicant has requested a deferral from the September meeting.

The applicant requested a deferral In a written communication, and public comment was closed as no one addressed the issue.

A motion was made by Mr. McMahon, seconded by Ms. Rossiter to **DEFER** the request. Mr. Baker, Mr. Krewson, Mr. McMahon, Ms. Rossiter voting yea, and Mr. Kelly abstaining, the motion passed.

CONDITIONAL USE

- 5. Docket No. 08-20-19
13430 Madison Avenue
Alliant Treatment Center**

Ada and John Nworie, Alliant, applicants request to change the use of a property from a funeral home services to a residential treatment facility for substance abusers, pursuant to section 1129.02 - principal and conditional permitted uses. Property is in a C2, Commercial and Retail district. (Page 5)

Staff provided an introduction. Ada Nworie, COO for Alliant Treatment Center, applicant was present to explain the request as updated from the August meeting. As the updated proposal had not been provided to staff and members prior to the meeting, there had been no time for analysis by staff and members. Members asked if staff could conduct research as to how the facilities were conducted in other communities where they abutted residential areas. The Matt Talbot facility was discussed as a comparison. Public comment was taken.

Comments/questions and Ms. Nworie's answers:

- Concerned about the business being a for-profit organization.
 - There is a for profit section to the business located on Clifton Blvd.; Madison Avenue location is strictly non-profit.
- Will there be regular inspections; will the reports be public?
 - Multiple Inspections will be conducted by OMAS - scheduled and unscheduled; reports are public.
- A high fence and lighting indicate that problems are anticipated.
- Questioned the research for property values.
- Placement of the dumpsters.
 - Staff said the location would be determined as the plan develops.
- Qualifications of the employees.
 - The staff members are experienced and highly qualified, as mandated by the State of Ohio. The Clinical Director has been on staff for one year.
- Lack of organization; community meeting flyers not received until one hour prior to start of meeting.
- Two kinds of uses in the lot, sober house is not addressed.
- Has sale of the property been finalized?
- What about the tenant?
 - The applicant is willing to work with the tenant.
- When is the groundbreaking?
- What if the business fails; and the property is sold?
 - Staff said approval would be Conditional Use and is not transferable to new ownership.
- Concern about the children; the windows of the men's housing overlook the bedroom windows of the abutting home.
- Concerned about robbery, sex offenders.
 - Sex offenders are not admitted.
 - Residents with history of violence are not admitted.
 - History of robbery will be taken into consideration.
- Can residents sign themselves out; can they leave into the neighborhood?
 - Residents are encouraged to remain on site. If one leaves, one is driven to the last known address. One can get out of the facility but is prevented to enter as doors are locked.
- What about smoking areas?
 - Location would be determined as the plan develops.
- Will they be monitored for objectional language?

Members comments/questions and Ms. Nworie's answers:

- No one is against alcohol/drug addiction treatment.
- Will residents be permitted outside to smoke between the hours of 12:00 A.M. and 7:00 A.M.?
 - No.
- During the bedtime hours, will residents be allowed outside or confined to their rooms?

- Residents are not allowed to be outside.
- Concern about the property being close to bars; proposal is not a compatible use for the area.
 - Applicant has no concern.
- Want to know the location of the medication rooms in the men's and women's houses; will they be separate?
 - Staff said it would be determined as the plan develops.
- What will be the use of the garage?
 - Garage use would be determined as the plan develops.
- Where will the one-on-one meetings be held?
- Want to see data from houses sold within the proximity, not just Zillow.
 - Staff said the City needs to research it.
- Is visitor parking limited to the front of the building? Lot could become full on visitor days; there would not be enough parking spots for all the people.
 - Staff said it would be determined as the site plan develops.
 - Applicant said most residents would not have visitors.
 - Visitors will be limited to the front of the property.
- Is there ADA access?
 - Yes.
- How will medical waste be handled?
 - There will be none. Samples are sent to labs for analysis.
- Want to see an operations manual and policy procedures.
 - One will be provided for the members/staff review.
- Will there be a smoking area for the sober living house?
- Applicant said the residents are screened for violence, what about sex offenders?
 - Sex offenders are not admitted.
- Has an architect conducted a full code analysis?
 - Not yet.
- Is the IOP the same as the sober living house?
 - The IOP for the sober living house will not be at this facility. Sober living is in the rear of the property; the residents are clean when they come and live there while rebuilding their lives; their ingress/egress is monitored.
- How many residents in the sober house; term of stay/conditions?
- Have significant reservations about the location of the proposed facility, and its penetration into a residential neighborhood. Are there other uses in the City where there is a 24-hour commercial use that has the residential impact?
- Qualifications of the employees.
 - There are experienced and highly qualified members on staff, as per the State of Ohio. The Clinical Director has been on staff for one year.
- Will there be court-ordered residents?
 - Yes.

Much work was required, and many questions needed answers before any consideration by the members could be made.

A motion was made by Mr. McMahon, seconded by Mr. Kelly to **DEFER** the request. A detailed site plan, floor plans, landscaping plans, and safety forces comments were needed before the next meeting. All the members voting yea, the motion passed.

NEW BUSINESS

LOT CONSOLIDATION

6. **Docket No. 09-26-19**
12525 and 12529 Plover Street

Apartments

Mike Paunovic, property owner requests the lot consolidation of two separate parcels; PPN 315-22-099 (12525 Plover Street) and PPN 315-22-100 (12529 Plover Street), pursuant to section 1155.06 - procedures for lot consolidations and resubdivision. The property is in an R2, Single and Two-Family district. (Page 7)

The applicant was unable to attend. The members proceeded with the hearing. Staff provided the explanation; the proposal had been approved by the City's Engineer. Members sought confirmation that approval of the lot consolidation would bring the property into compliance with the construction of a garage. No members of the public remained in the auditorium to make comment.

A motion was made by Mr. Baker, seconded by to **APPROVE** the request. All the members voting yea, the motion passed.

LOT SPLIT

7. Docket No. 09-27-19 1286 Thoreau Road

David Kermode, property owner requests a property split of three parcels (PPN 312-25-105, PPN 312-25-106 and PPN 312-25-107), pursuant to section 1155.07 - procedures for lot splits. The adjoining property owner will consolidate those parcels with PPN 312-25-108 in the future. Approval for a required variance was granted by the Board of Zoning Appeals at its August 15, 2019 meeting. The property is in an R2 - Single and Two-Family district. (Page 11)

David Kermode, property owner and neighbor Donald Davis, 1280 Thoreau Road were present to explain the request. Staff presented the City's perspective and supported the request. No members of the public remained in the auditorium to make comment.


A motion was made by Mr. Kelly, seconded by Ms. Rossiter to **APPROVE** the request with the following condition:

- There is final approval by the City's consulting surveyor.
- All the members voting yea, the motion passed.

ADJOURN

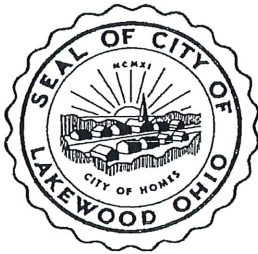
A motion was made by Mr. Kelly seconded by Mr. McMahon to **ADJOURN** the meeting at 8:17 P.M. All the members voting yea, the motion passed.

Signature


Bryce Sulvester on behalf
of Chairman

Date

10-3-19



Oath

(You need not give an oath if you object. If you object to giving an oath, please notify the hearing officer or secretary before signing below.)

I, the undersigned, hereby solemnly swear that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:

SIGN NAME:

1. Ada Nworie
2. KEVIN LYNCH
3. KEVIN SHAUGHNESSY
4. Mark Grozewski
5. Bob B/BBS / RANAPerson
6. Brandy Baker
7. DAVE KERMODE
8. Donald Davis
9. _____
10. _____
11. _____

1. Chubhe
2. Tom D. Lamy
3. Tom D. Lamy
4. Mark Davis
5. Mark Davis
6. Mark Davis
7. Mark Davis
8. Mark Davis
9. _____
10. _____
11. _____

Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

FOR CITY USE ONLY

Lakewood Administrative Procedure: ☐ ABR/BBS ☐ Citizens Advisory ☐ Civil Svc. ☐ Dangerous Dog ☐ Income Tax Appeals ☐ Loan Approval ☐ Nuisance Abatement Appeals ☐ Parking ☒ Planning ☐ Zoning Appeals ☐ Other:

Date of Proceeding: Thursday, September 5, 2019

Johanna Schwarz

From: Katelyn Milius
Sent: Wednesday, August 14, 2019 8:36 AM
To: Michael Bentley
Cc: Kathy Stringer; Johanna Schwarz; Bryce Sylvester
Subject: RE: Lot Split Question

Thank you.

From: Michael Bentley <mabentley9@gmail.com>
Sent: Tuesday, August 13, 2019 7:03 PM
To: Katelyn Milius <Katelyn.Milius@lakewoodoh.net>
Cc: Kathy Stringer <kathy.s@cliftonclub.com>
Subject: Re: Lot Split Question

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Katelyn,

Due to several members of our team being out of town the date of the September meeting, we are once again deferring.

Thanks,

Michael Bentley

On Aug 8, 2019, at 12:03 PM, Katelyn Milius <Katelyn.Milius@lakewoodoh.net> wrote:

Michael,

At the last meeting you requested that we look into whether the split lot, left unconsolidated, would be a buildable lot.

According to 1121.07, the front yard would be an average of the abutting properties, since there is no setback indicated on the building line map. With the front yard depths averaging about 80 ft, and the 40 ft required rear yard depth, it looks like the lot would not be buildable.

SCHEDULE 1121.07: MINIMUM YARD REQUIREMENTS			
	R1L SINGLE- FAMILY	R1M SINGLE- FAMILY	RIH SINGLE- FAMILY
Front Yard Depth (feet)	As established on the Building Line Map or the average of the existing front yard depths on the abutting properties as measured from the front foundation wall.		

Rear Yard Depth (feet)	40	40	40
Side Yard Depth (feet)	10	10	5
Minimum Sum of Both Side Yards (feet)	25	20	15

<image002.jpg>

Please let me know if you have any other questions.

Katelyn

Katelyn Milius, PE

City Planner
Department of Planning & Development
City of Lakewood
12650 Detroit Avenue
Lakewood, OH 44107
216-529-6634

Johanna Schwarz

From: Mark Strozewski <m_strozewski@yahoo.com>
Sent: Thursday, August 29, 2019 8:24 AM
To: Planning Dept
Subject: Alliant Treatment Center Review

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi,
I want to express my voice on the Alliant Treatment Center proposal replacing the funeral home.

I just want to share some observations over the past month in terms of the staff actions. Alliant did hold two community meetings. Both at 7p, so after work hours so we could attend and would not be at work. Which was nice. However there were reports from city residents that they got notice of the meetings just 1 hour before they were to take place. Which brings me to the point of general disorganization of the Alliant staff. The first community meeting, they were not prepared at all. Had no agenda, nothing set up to sit on. And many people carried on multiple conversations at once. I was given information about employee programs that was later told by a higher up staff member that info was incorrect. At this meeting I asked one of the staff to next week bring a copy of the proposal plan given to the Planning Commission. She never brought it the next week. The meeting the next week was a little more organized with an agenda and seating. However in this meeting we were told by a presenter that "Alliant doesn't need to hold these meetings. They are doing it for your benefit." My response to them was "If you didn't hold these meetings as the Planning Commission recommended, they wouldn't approve you. So stop saying that line" I want to also point out that this presenter was the same male who talked at the Planning Commission meeting in favor of the treatment center. He represented himself as a nurse at Cleveland Clinic. Turns out, as he told us, he or his partner is the selling agent for the facility. Lastly, I did once again ask for a copy of the proposal plan given to the Planning Commission from the same female staff member. Never got it. How can I get a copy of that? I will say that Alliant is listening to our concerns. They lowered how many people are going to be in the facility, changed the smoking area placement. So they are working with us. Some concerns- they say there are now only going to be 15 patients. Where is the guarantee they can't increase that number? They are very quick to gloss over the sober house plan in the back. What are the rules for that place? Are they coming and going whenever they want? I have no idea because they never talk about it.

I am neither for nor against the change of use on the property. I just want to express some concerns I have seen. I highly recommend a six month review if the proposal passes. Just judging by the lack of organization with this company so far.

Thank you,
Mark Strozewski
1667 Elbur Ave

Johanna Schwarz

From: Katelyn Milius
Sent: Thursday, September 5, 2019 3:04 PM
To: Johanna Schwarz
Subject: FW: Alliant Proposal for Slone Funeral Home

From: kevin young <kevinyoungsailing@gmail.com>
Sent: Wednesday, September 4, 2019 11:59 PM
To: Katelyn Milius <Katelyn.Milius@lakewoodoh.net>
Subject: Alliant Proposal for Slone Funeral Home

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Ms. Milius,

After I sent my first email to you, I was told by others, whom I had also shared the letter with, that the app was not working for them. I am sending again as a simple email. My apologies for any inconvenience. Please see it below...

TO: Katelyn Milius, Lakewood Ohio Planning Commission
RE: Proposed Alliant Rehab Facility at 13428 Madison Ave

Dear Ms. Milius,

Thank you for taking the time to take my call concerning the proposed Alliant Rehab Center on Madison Avenue.

I was part of a group of residents who met with representatives of Alliant at the proposed location on August 22, 2019. I came away from the meeting feeling very uncomfortable with the prospect of having this facility so close to my home for many reasons.

1. Alliant representatives said a ten foot fence would be installed at the rear of the property and the area would be well lit all night. While the representatives shared this idea with us to make us feel that the facility would be secure, for me, it did the opposite. Nothing says that high risk people will be living near my home like the need for a ten foot fence and a highly lit area. This would give my neighborhood a prison like aura. While lighting might be helpful at night, what about daylight hours? Most break ins occur during the day when residents are at work.
2. Alliant said that security would be provided 24/7 by trained monitors. "Trained monitors" are not law enforcement officers. "Monitors" are not incorruptible. The need for monitors adds to the prison like aura that is detrimental to any neighborhood.
3. Alliant claims that this facility will not be detrimental to home values. I dispute that. If I, for example were told that a group of addicts were living at the end of a street where I was planning on buying a home, I would look elsewhere. I've talked to friends who have told me the same thing.
4. Alliant says they have adjusted their plans to house 26 residents at a time to 15. Their proposed reduction does not eliminate the need for a ten foot fence, lighting and trained monitors. The "prison" aura will still exist.
5. Alliant representatives claimed that Lakewood needed a facility like this one in Lakewood because so many of our citizens struggle with addiction. Yet, they said that they would be treating addicts from outside of Lakewood at this facility. Alliant already has a facility in Lakewood on Clifton near 117th. In addition, there is a Matt Talbot rehab center at 1635 Alameda Avenue. Lakewood is doing its fair share of providing rehab. Plus, there are plenty of other rehab facilities near Lakewood that can serve our residents. There is no overwhelming need for this facility to be in Lakewood.
6. Alliant introduced a struggling addict to our gathering, who described in detail Alliant's role in helping her to overcome her addiction when other rehab programs had failed. Her story was moving and gut wrenching. She detailed the extremes she went through to get the illegal drugs she had needed. She confessed that she still struggles with the urge even now that she is sober. Though I felt great empathy for her, it further convinced me that I would not want a facility filled with these kind of individuals living so close to my home. As she stated, people addicted to opioids live life on the edge. Her testimony confirmed that addicts

will go to extremes to satisfy their need for opioids. What extreme behavior might occur among a population of addicted individuals in my neighborhood? Would it involved break ins? Robbery at gun point?

7. Can Alliant be held responsible for the criminal activity of its clients and the harm and damage this activity would bring to our neighbors and property? If so, to what degree?
8. If Alliant does not live up to the regulations required, how would we know? Will a monthly or quarterly inspection be conducted and by whom? Will the findings of any inspection be available to the public? What would it take to close the facility down, should it be found that rules and regulations are not satisfied?
9. Alliant is a for profit entity. Profiting from the travails of people who need the kind of help addicted people need brings notions of "moral mission" into question. Profit motive often inspires the bending of rules to satisfy profits. There is no room for rule bending with a facility like this one in Lakewood.
10. Can Alliant sell this facility to another organization at any time? The concern is of course that a new owner would not feel the obligation to live up to the standards that Alliant says they will adhere to.

These are just some of my concerns.

At this point, I want to know the following.

1. Is this proposal a done deal?
2. If it is not a done deal, at what point in the process is the proposal?
3. How can my neighbors and I stop it from happening.
4. When will a decision be reached on the status of this proposal?

I look forward to speaking to you further about this serious threat to the well being of the neighborhood where I live and to our city.

Thank You!

Kevin Young
1598 Elbur Ave
Lakewood, Ohio
216-344-0743



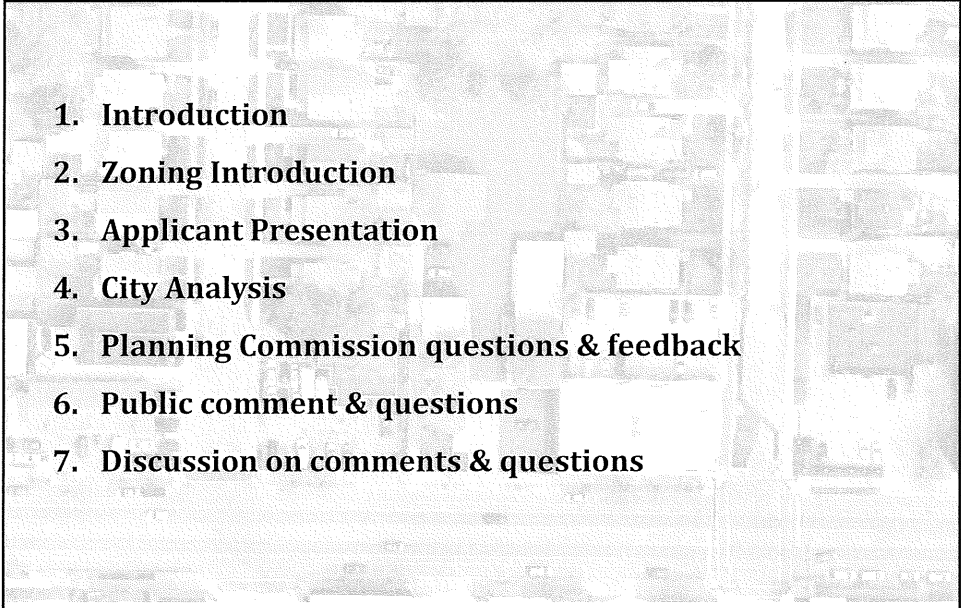
AGENDA

1. Clifton Club- Deferred
2. Alliant Treatment Center
3. Thoreau Lot Split and Consolidation
4. Plover Lot Consolidation



Docket No. 08-20-19
13430 Madison Avenue

ALLIANT TREATMENT CENTER

- 
- 1. Introduction**
 - 2. Zoning Introduction**
 - 3. Applicant Presentation**
 - 4. City Analysis**
 - 5. Planning Commission questions & feedback**
 - 6. Public comment & questions**
 - 7. Discussion on comments & questions**

Conditional Use (Treatment Facility) – Parcel



Request

The review and approval of conditionally permitted use (Group, convalescent, nursing home, assisted living). The property is in a C2 – Commercial, Retail district.

Group, convalescent or nursing homes and assisted living: includes residences where unrelated persons reside under supervision for special care, treatment, training or other purposes on a temporary or permanent basis. (as defined under 1143.04 Use Categories)

13430 Madison Avenue
Alliant Treatment Center
Conditional Use - Group, convalescent, nursing home, assisted living

1161.02

GENERAL STANDARDS FOR ALL CONDITIONAL USES...

- (a) ...will be consistent with the general objectives, or any specific objectives, for the zoning district in which it is located, as set forth in this Code and the Vision.
- (b) ...will be **designed, constructed, operated and maintained** so as **not to be detrimental to or endanger the public health, safety, or general welfare.**
- (c) ...will not change the essential character of the general vicinity ...
- (d) ...will not be injurious to the uses permitted by right in the immediate vicinity, nor substantially diminish or impair property values within said vicinity.
- ...
- (i) ...shall, in all other respects, conform to the applicable regulations of the district in which it is located as well as the specific conditions set forth in Section 1161.03.

(Ord. 91-95. Passed 10-7- 1996.)

13430 Madison Avenue
Alliant Treatment Center

Conditional Use - Group, convalescent, nursing home, assisted living

1161.03

SUPPLEMENTAL REGULATIONS FOR SPECIFIC USES.

- ...
- (r) Groups/Convalescent/Nursing/Assisted Living. In a C1 Office District and a C2 Retail District, group/convalescent/nursing/assisted living facilities may be permitted as a conditionally permitted use where the **proposed use complies with all applicable local, State, and Federal laws.**

(Ord. 91-95. Passed 10-7- 1996.)

13430 Madison Avenue
Alliant Treatment Center

Conditional Use - Group, convalescent, nursing home, assisted living

Specific Requests from 8/1/2019 Meeting

- Detailed Security Plan.
- Information on the conversion of the property, especially the garage into dwelling units.
- Meeting with the residents.
- Additional operational questions sent to applicant on 8/19

13430 Madison Avenue
Alliant Treatment Center

Conditional Use - Group, convalescent, nursing home, assisted living

What was the public notification process for the community meeting?

Who was notified?

When were they notified?

How were they notified?

13430 Madison Avenue
Alliant Treatment Center

Conditional Use - Group, convalescent, nursing home, assisted living

How is the site operated?

- Where do the women live? Where do the men live?
- How does the sober living house operate along side the treatment facilities?
- The Q&A mentions the smoking area being moved. Where are the smoking areas located?
- Are visitors screened before they're permitted to visit?
- Are the smoking areas right next to the main entrances as presented in August?
- IOP (Intensive outpatient program) was mentioned at the last meeting. How is this group coordinated with those living on site? How many will be coming for this program? Where do they park? How do they enter the building?

13430 Madison Avenue
Alliant Treatment Center

Conditional Use - Group, convalescent, nursing home, assisted living

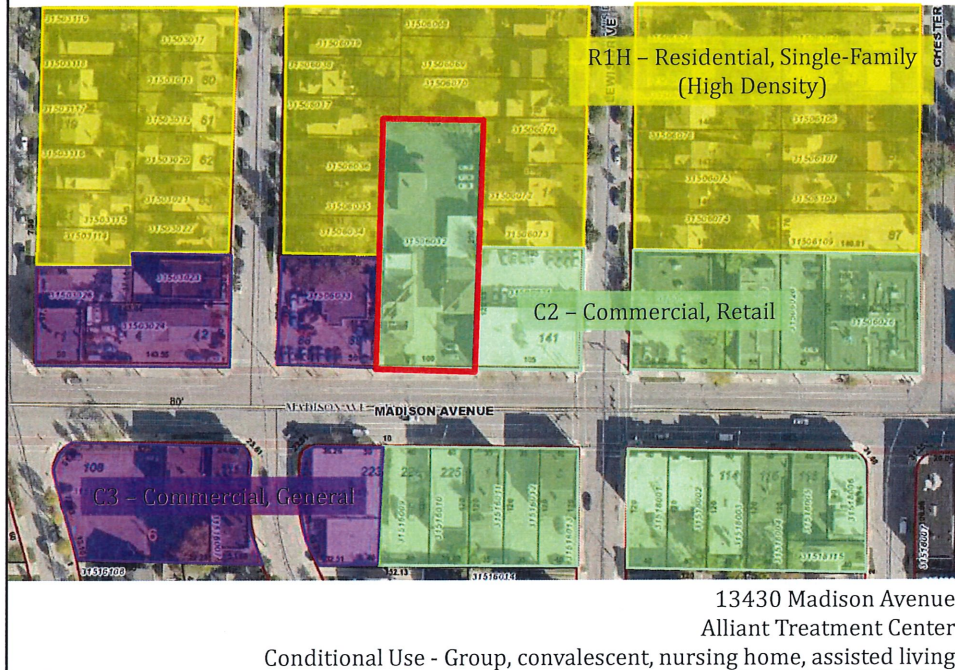
Is the design/construction feasible?

- Can the buildings house the treatment facilities with the minimum construction as described?
- Does each room have the correct square footage to house the proposed number of men and women?
- Does the parking meet code?

13430 Madison Avenue
Alliant Treatment Center

Conditional Use - Group, convalescent, nursing home, assisted living

Conditional Use (Treatment Facility) – Surrounding Uses



Conditional Use (Treatment Facility) – Parcel Detail



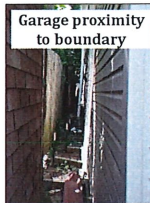
Conditional Use (Treatment Facility) – Existing Conditions



Looking SE – Garage/Building 2



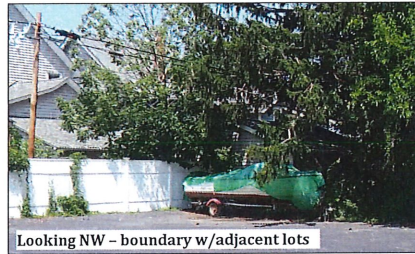
Looking SW – Building 1



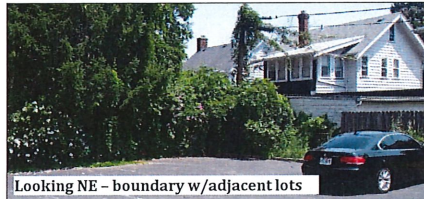
Garage proximity to boundary



Looking W – Building 3



Looking NW – boundary w/adjacent lots



Looking NE – boundary w/adjacent lots

13430 Madison Avenue
Alliant Treatment Center

Conditional Use - Group, convalescent, nursing home, assisted living

Example - Adult Group Home *Transfiguration Catholic Parish*

Docket 06-17-15
1635 Alameda Avenue
Transfiguration Catholic Parish
R2 – Residential, Single and Two Family
Permitted Principal Use



June 2015 Planning Commission

...requested review and approval for a conditional use to operate an Adult Group Home, consisting of 14-bed, 24-7 staffed residential treatment program for women...

...Commission inquired about traffic, parking, security, and safety of tenants...if the applicant should have a neighborhood meeting before [proceeding]...

...DEFER the item until after the applicant holds public meeting...

July 2015 Planning Commission

...APPROVE...including the following stipulations:

- A report is provided to the Commission six months after opening the facility
- A 6 foot board-on-board fence be installed on the northern property line
- All visitor and employee parking will be managed on site
- Catholic Charities will report to the Commission...provide a year in review presentation
- A minimum of one paid staff member is on site at all times, and
- All clients leaving the premises will always be accompanied by a staff member

November 2016 Planning Commission

...Communication from the Catholic Diocese...about the first 6 months in operation...only one call to the police in 2016...unaware of any issues with the neighbors.

Request

The review and approval of conditionally permitted use (Group, convalescent, nursing home, assisted living). The property is in a C2 – Commercial, Retail district.

13430 Madison Avenue
Alliant Treatment Center

Conditional Use - Group, convalescent, nursing home, assisted living

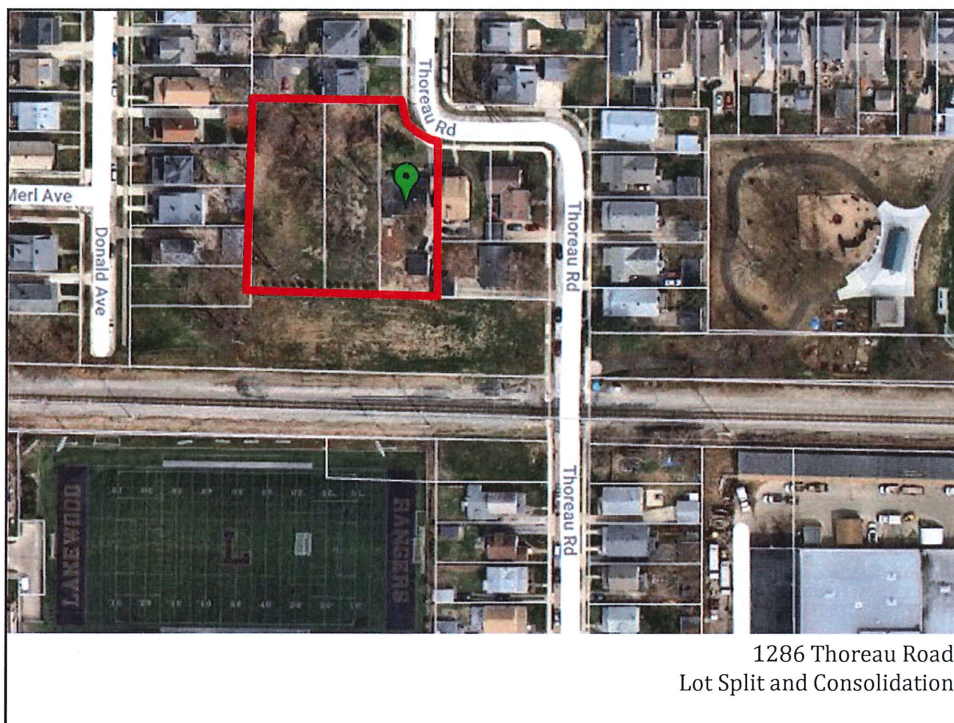
Docket No. 08-20-19
13430 Madison Avenue

THOREAU LOT SPLIT AND CONSOLIDATION

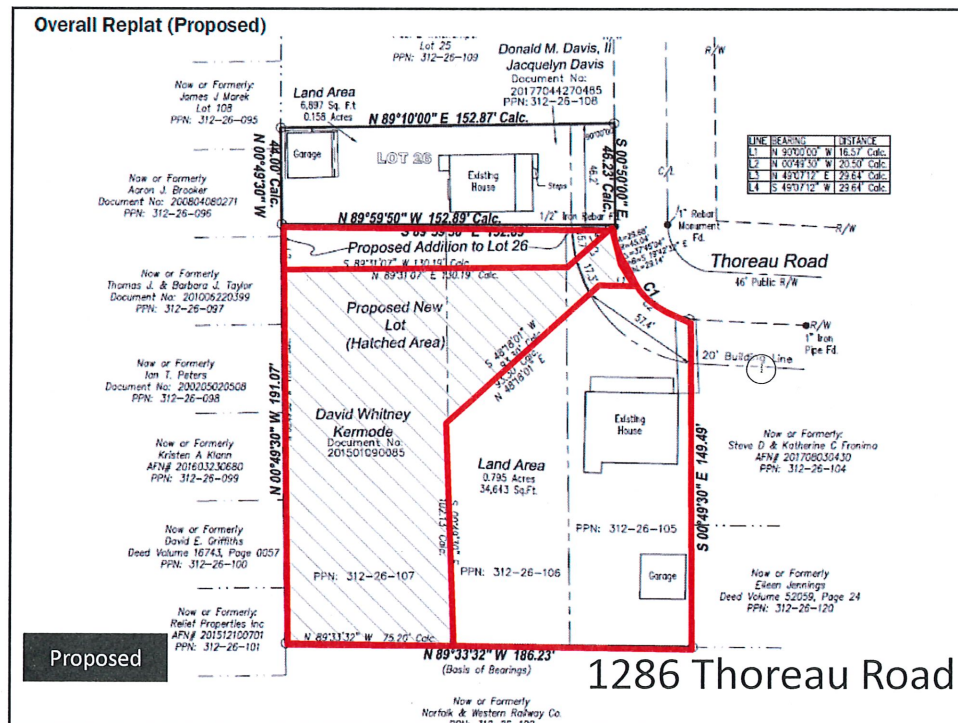
Request

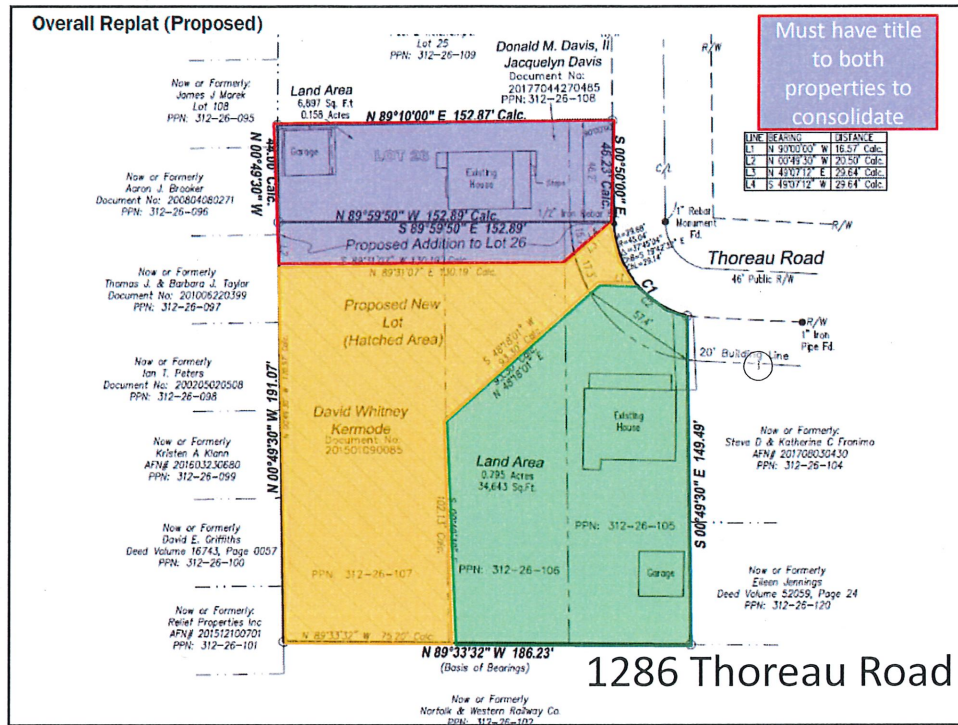
The review and approval of a property split of three parcels (PPN 312-25-105, PPN 312-25-106 and PPN 312-25-107) and a lot consolidation with PPN 312-25-108, pursuant to section 1155.07 - procedures for lot splits. Approval for a required variance was granted by the Board of Zoning Appeals at its August 15, 2019 meeting. The property is in an R2 - Single and Two-Family district.

1286 Thoreau Road
Lot Split and Consolidation



1286 Thoreau Road
Lot Split and Consolidation









Request

The review and approval of a property split of three parcels (PPN 312-25-105, PPN 312-25-106 and PPN 312-25-107) and a lot consolidation with PPN 312-25-108, pursuant to section 1155.07 - procedures for lot splits. Approval for a required variance was granted by the Board of Zoning Appeals at its August 15, 2019 meeting. The property is in an R2 - Single and Two-Family district.

*** Condition: Final approval by City's consulting surveyor**

1286 Thoreau Road
Lot Split and Consolidation

Docket No. 08-20-19

13430 Madison Avenue

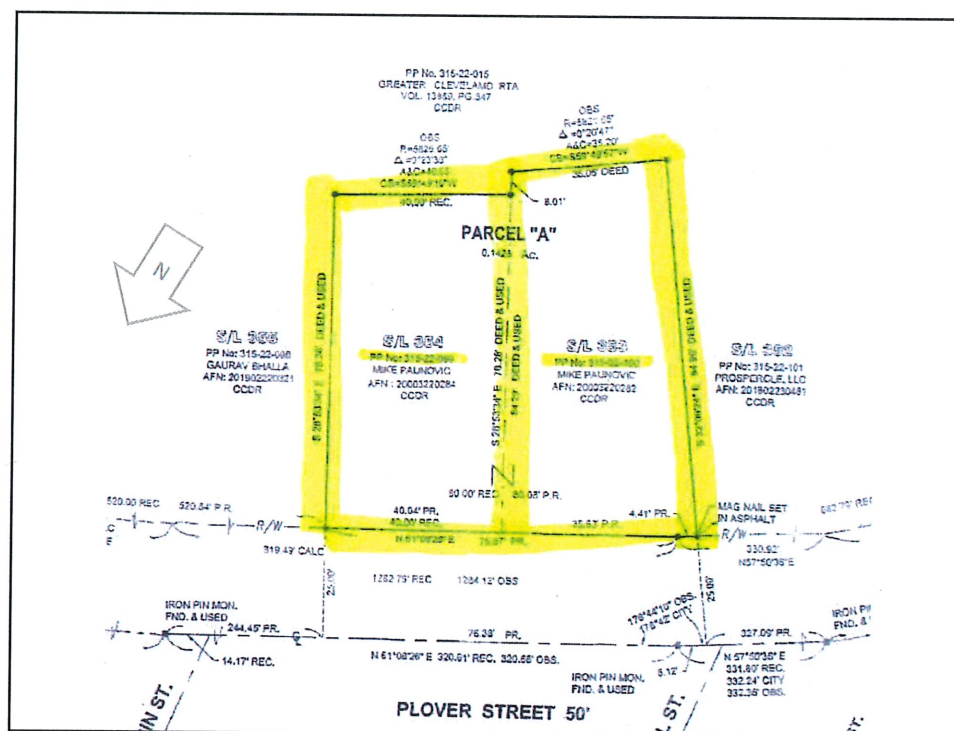
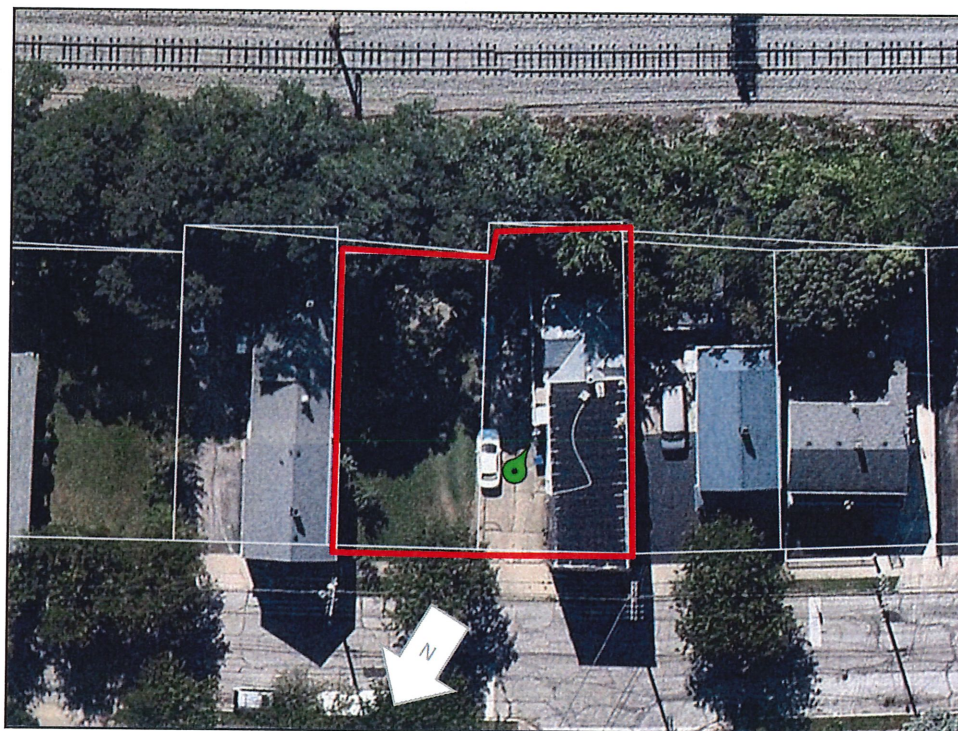
PLOVER LOT CONSOLIDATION

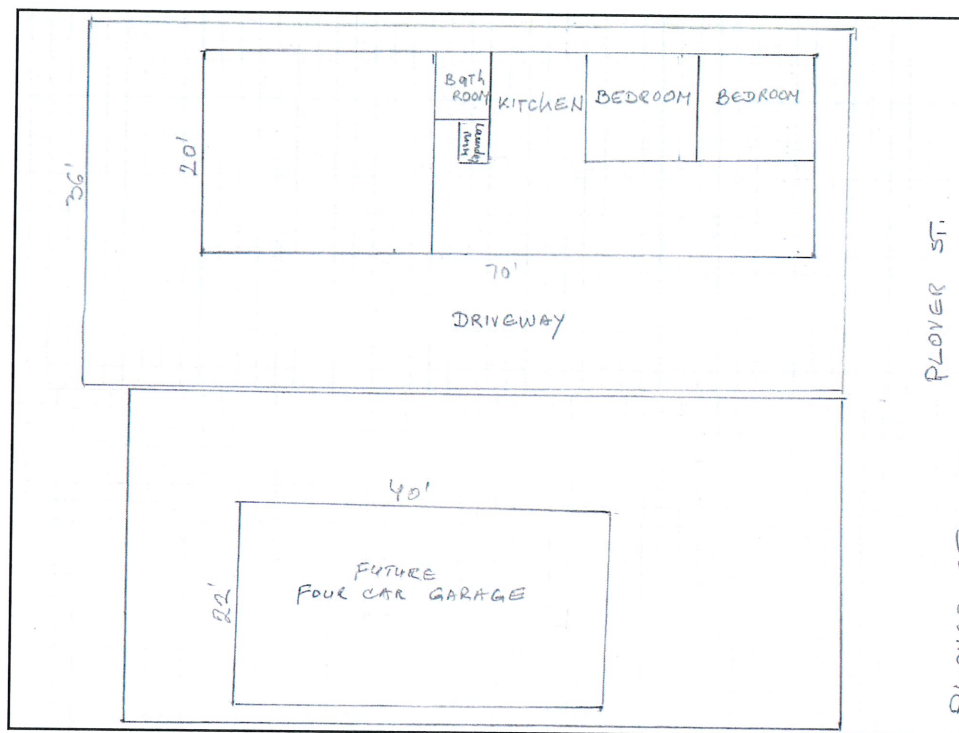


Request

The review and approval of a lot consolidation of two separate parcels; PPN 315-22-099 (12525 Plover Street) and PPN 315-22-100 (12529 Plover Street), pursuant to section 1155.06 - procedures for lot consolidations and resubdivision. The property is in an R2, Single and Two-Family district.

12529 Plover Street
Lot Consolidation





Request

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*** Approved by surveyor**

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